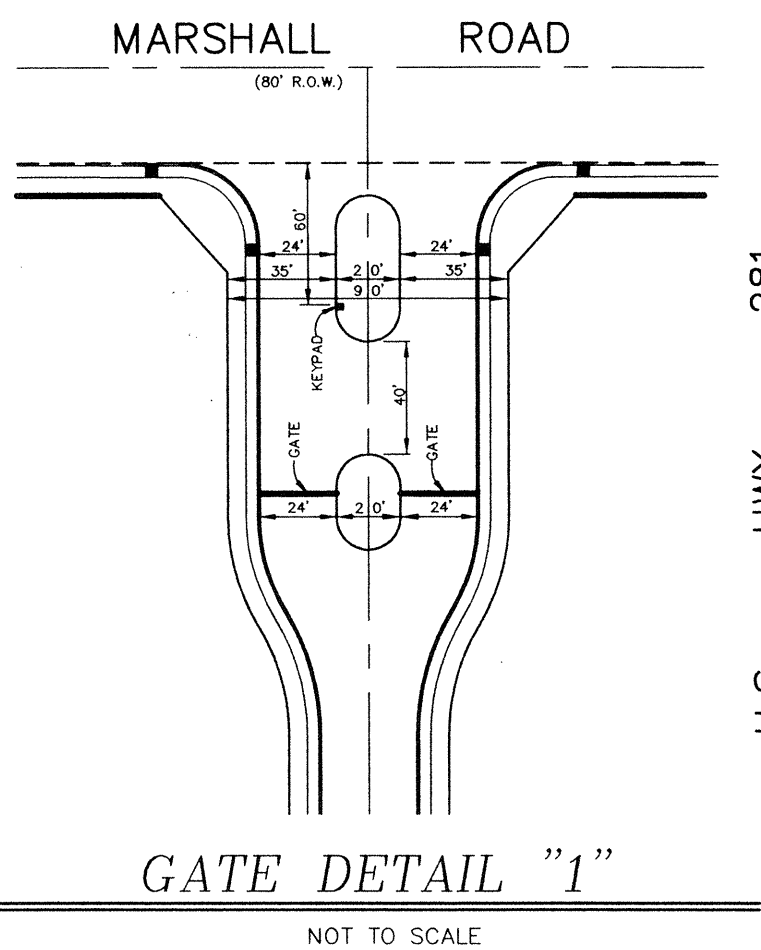
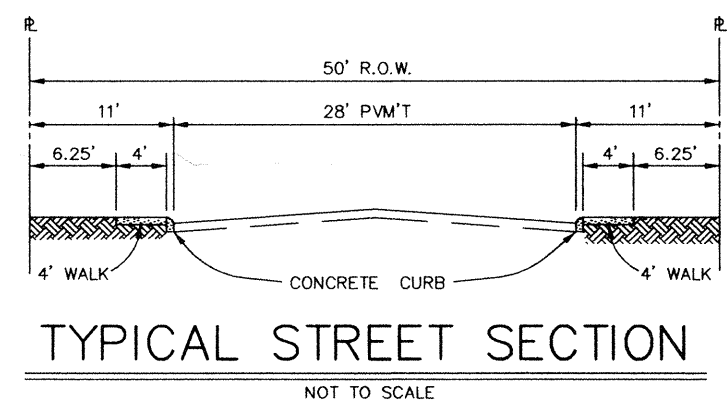


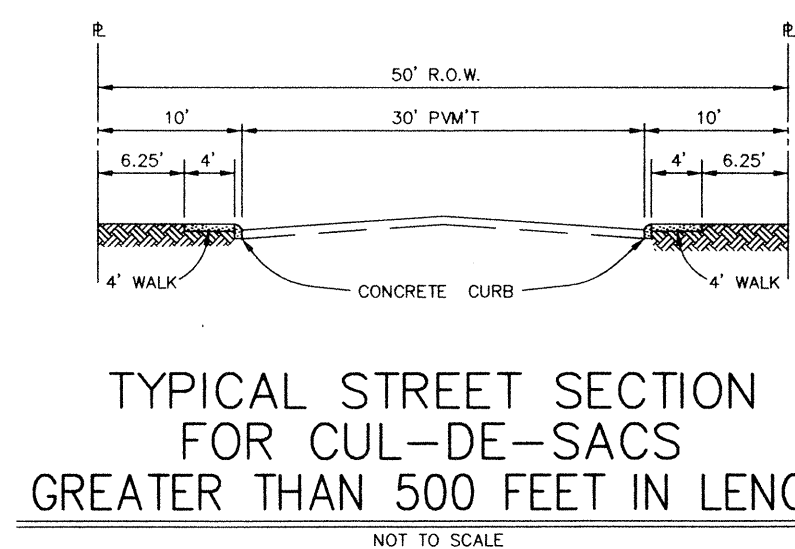
LOCATION MAP



GATE DETAIL "1"



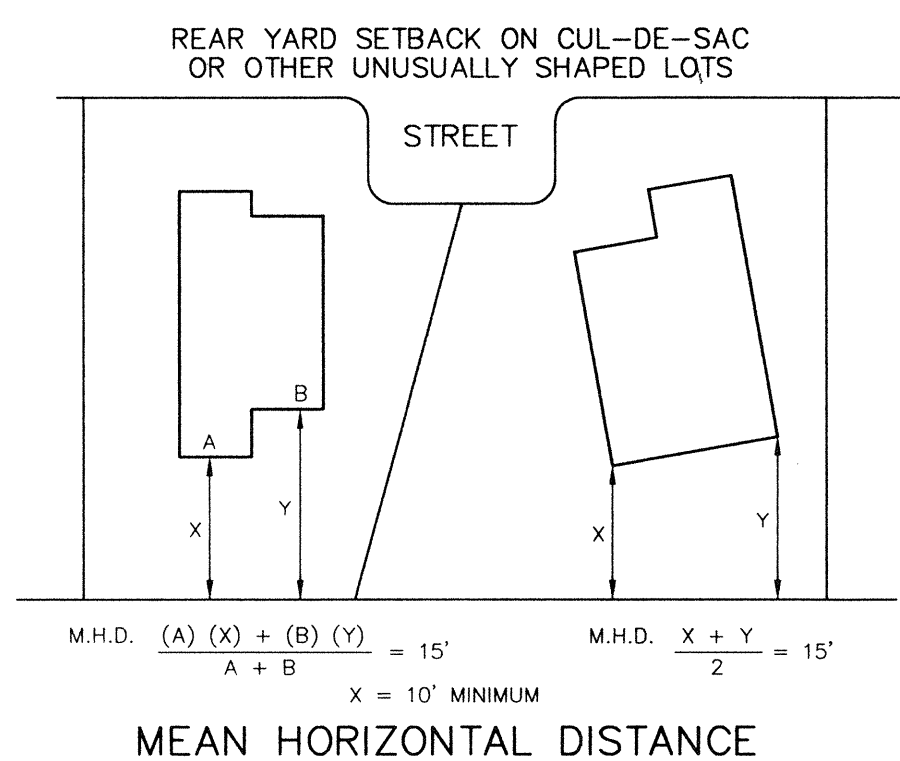
TYPICAL STREET SECTION



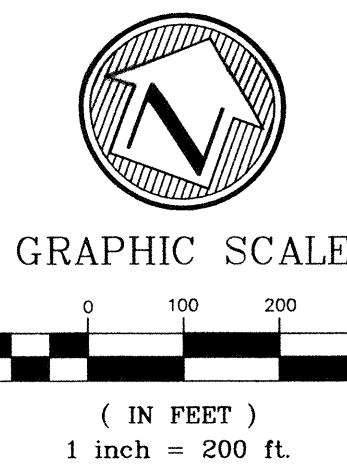
TYPICAL STREET SECTION FOR CUL-DE-SACS GREATER THAN 500 FEET IN LENGTH

CLEAR VISION AREA

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.



MEAN HORIZONTAL DISTANCE



GRAPHIC SCALE

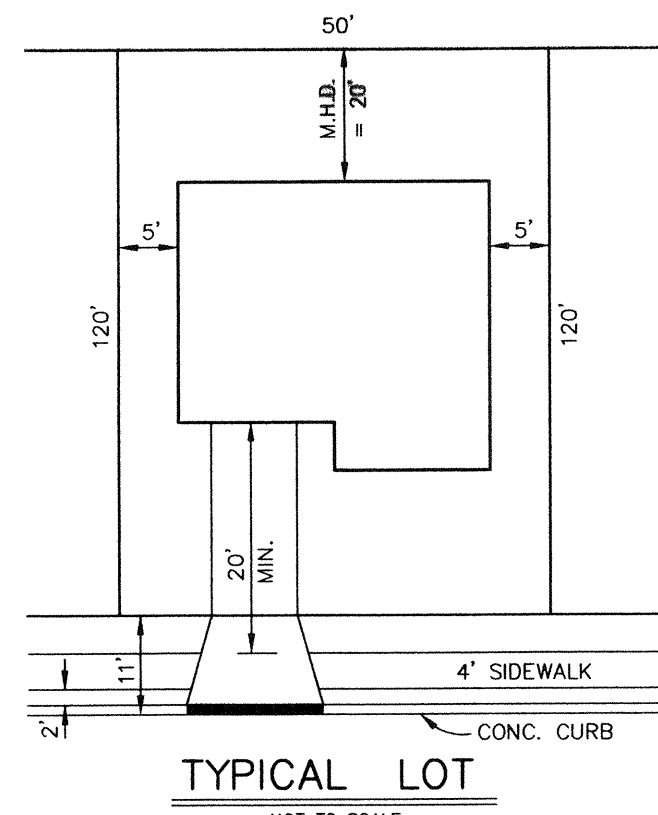
NOTE: LOT 1, BLOCK 5 IS A PRIVATE STREET AND ALSO A WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

NOTES:

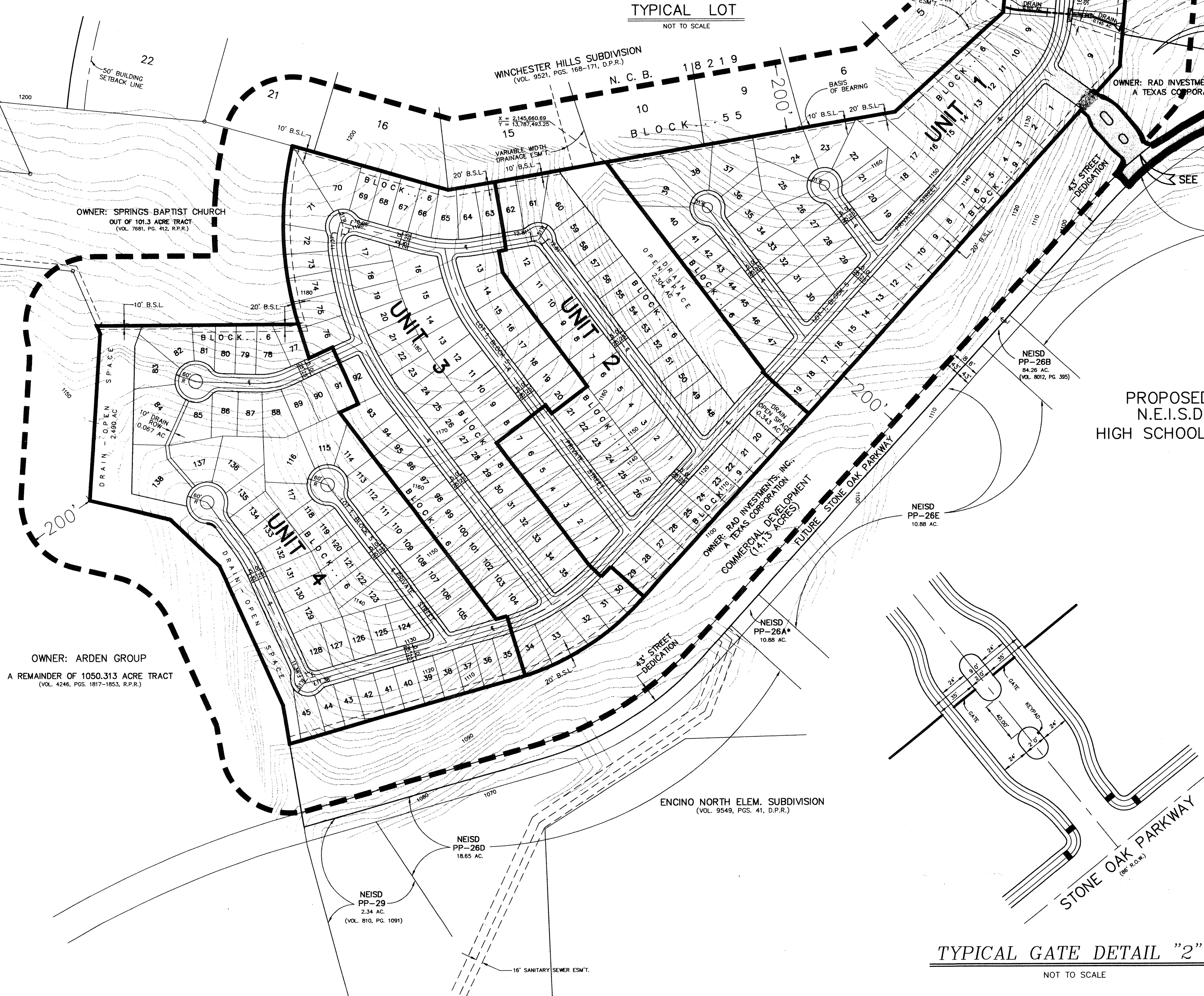
1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN, WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS.
4. THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION

BEING 71.438 ACRES OUT OF N.C.B. 18218, SAN ANTONIO, TEXAS



TYPICAL LOT



PROPOSED N.E.I.S.D. HIGH SCHOOL SITE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°34'22"W	112.18'
L2	N59°16'25"W	197.23'
L3	N89°44'21"W	240.00'
L4	N36°25'37"W	24.45'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	30°42'11"	975.00'	522.47'	267.67'
C2	31°58'43"	757.00'	422.50'	216.91'

UNIT	LOTS
NORTH POINTE UNIT 1	72 LOTS
NORTH POINTE UNIT 2	50 LOTS
NORTH POINTE UNIT 3	68 LOTS
NORTH POINTE UNIT 4	60 LOTS

APPROXIMATELY 250 LOTS

- TOTAL L.F. OF STREET 9,462
- 250 RESIDENTIAL UNITS
- TOTAL RESIDENTIAL ACREAGE 71.341 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	PUD R-6
MAXIMUM DENSITY ALLOWED	=	7 LOTS PER ACRE
PROPOSED DENSITY	=	3.50 LOTS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	71%

7.28 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.84 ACRES	DRIVEWAYS (16' X 20')
0.57 ACRES	PATIOS (10' X 10')
0.22 ACRES	3' WALK (3' X 13')
10.62 ACRES	HOUSE SLABS, TYPICAL 1,850 SF (INCLUDES GARAGE)
20.53 ACRES	OCCUPIED SPACE

71.44 ACRES	TOTAL AREA
- 20.53 ACRES	OCCUPIED SPACE
50.91 ACRES	OPEN SPACE
50.91 / 71.44 = 0.71	OPEN SPACE RATIO
0.71 x 100 = 71%	PERCENTAGE OF OPEN SPACE

TYPICAL GATE DETAIL "2"

RAD INVESTMENTS HEREBY ACKNOWLEDGES THAT WE ARE RESPONSIBLE FOR CONSTRUCTING A HALF SECTION OF STONE OAK PARKWAY WHERE THE PROPOSED ALIGNMENT ABUTS THE PROPERTY OWNED BY RAD INVESTMENTS.

By: Ron Hagauer, President
RAD INVESTMENTS

THIS MASTER DEVELOPMENT/P.U.D. PLAN OF THE NORTH POINTE P.U.D. PLAN HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

By: _____
DIRECTOR OF DEVELOPMENT SERVICES

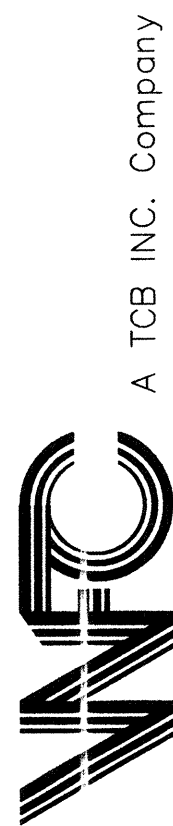
THIS PLAT OF NORTH POINTE P.U.D. PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D.,

By: _____
CHAIRMAN
By: _____
SECRETARY

RESIDENTIAL DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 490-1798 EXT. 301

"A PLANNED UNIT DEVELOPMENT"
M.D.P./P.U.D. PLAN
for
NORTH POINTE SUBDIVISION



REVISIONS:

JOB NO. 052246904.00

FILE: _____

DATE: 10/05/04

DESIGN: _____

DRAWN: O.T.

CHECKED: _____

SHEET 1 OF 1